



Urban Design  
Studio L.L.C.

Master Planned Communities, Land Planning, Site Planning &  
Design, Environmental Analysis & Landscape Architecture

## **Main Street Place Project Narrative**

### **Introduction:**

LVA Urban Design Studio is owner and occupant of the two existing buildings on the project site located on the northeast corner of Main Street and 75th Street adjacent to City Hall.

The existing buildings were built in the early 1970's. LVA purchased the west building in 1994 and the east building in 2004.

LVA Urban Design Studio is a land development planning and landscape architecture firm that was originally started in 1981 as G. William Larson Associates. The current owner, Steven Voss, took over the practice in 1993 with the new name Larson, Voss Associates. Since then, the name has been simplified to 'LVA'.

The business has grown from a few employees to its current workforce of approximately 20. As we continue to grow, we are simply running out of room for meeting rooms and studio space. A remodel is not feasible due to the age of the buildings and modern day building codes for fire and accessibility requirements.

LVA intends to occupy most of the second floor space while making the lofts on the 3rd floor available to the owners, staff and other interested parties that would like to participate in the downtown conveniences and amenities.

### **The Downtown Area:**

Since the 1986 adoption of the Downtown Plan, the City has encouraged rezoning within Downtown boundaries to specified downtown zoning. Over the years, few properties have rezoned to Downtown due to difficulty of assembling small lots and redevelopment costs. The Downtown Overlay and Fee Reduction program have spurred investment in the Downtown.

### **Existing Zoning:**

The property is zoned C-O/DO on the east half and S-R/DO on the west half allowing for a combination of 36ft and 24ft. building heights. This equates a 3 story maximum building height on the east half of the site and 2 on the west.

The zoning surrounding the site is C-2/DO to the west and S-R/DO on all other sides. Roads and alley easements separate all adjacent buildings from the proposed site.

**Proposal:**

The Project consists of a new 3-story building with **mixed uses** to compliment the Downtown area. The uses include office/commercial on the 1st floor and Office on the 2nd floor. The 3rd Floor consists of residential lofts to encourage 24/7 downtown living.

More specifically, the **first floor** includes a small indoor Breakfast/Lunch Coffee shop (1,500 s.f.n.) with an outdoor patio (770 s.f.n.). The first floor also includes an office/retail element of (1,930 s.f.n.). The indoor/outdoor space with accordion window systems has been provided to allow outdoor seating during the day for daytime use and to be completely sealed in the evening for security. This space orients towards the Civic Center Mall open space and amphitheater to take advantage of the open space, sculpture and water fountains. The first floor uses are intended to allow pedestrian oriented services such as eating light breakfasts and lunches for just some coffee and pastries, etc. throughout the day. Another use that may be entertained is a copier center and or printing center for local office services.

The **second floor** provides flexible spaces for a singular office user (8,500 s.f.n.) or for multiple office spaces depending on the need. Balconies are provided to allow outdoor spaces for each office. The balconies are oriented to the south, southwest towards the Civic Center Mall open space and west for a view of Camelback Mountain.

The **third floor** provides for 5 residential lofts ranging from approximately 1,150 to 1,750 s.f.n. Each unit includes a spacious private balcony taking advantage of the views to the south, the southwest towards the open space and the Buttes, west to Camelback Mountain and northeast to the McDowell Mountains.

**Parking:**

Parking is provided on-site, both underground and at-grade. The underground parking is accessed from Main street and will be secured in the evenings by an automatic roll down gate system controlled electronically by tenants. The parking at grade includes 5 garaged spaces for residents from the alley and street parking to the west and south. The underground parking will provide visitor, tenant and accessible parking. Bike parking is also contemplated for the lower level.

The parking provided meets the required parking as calculated using the Downtown provisions and reductions for mixed uses and the redevelopment of two lots.

An elevator and a series of 3 interior stairwells will provide access to all floors.

**Architecture:**

The architecture will be fully designed and detailed for a DRB submittal following zoning approvals. The conceptual building design represented by the perspective sketch is for a southwest style building with battered stone pilasters and stucco to fit with the flavor of the Civic Center Complex. The roof system is pitched and will include tile or slate materials

compatible with the stone pilasters to give the lofts a residential flavor. The final design and flavor will be addressed at the DRB level.

**Landscape Architecture:**

The landscape architecture will be fully designed and detailed for a DRB submittal following zoning approvals. The Conceptual Landscape Plan utilizes date palms to compliment the scale of the building while providing shade for the balconies at various levels. Vertical street trees and shrubs will enhance the pedestrian spaces along the street by providing shade for the walkway, shade for the first and second floors and pedestrian separation from the streets. The project also includes vegetation on the north and east sides of the building to enhance and soften the allies.

**Request:**

This rezoning request for D/OR-2/DO complies with the General Plan, Downtown Plan and Downtown Overlay. It is consistent with the goals of the City to provide mixed uses in an efficient manner and to promote downtown services, living and working environments that enhance the City.

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